

**ASSEMBLY BILL**

**No. 2540**

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**Introduced by Assembly Member Dababneh**

February 21, 2014

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An act to amend Sections 10150 and 10151 of the Business and Professions Code, relating to real estate license applications.

LEGISLATIVE COUNSEL'S DIGEST

AB 2540, as introduced, Dababneh. Real estate license applications: email address.

Under the Real Estate Law, the California Bureau of Real Estate, which is headed by the Real Estate Commissioner, issues licenses to and regulates real estate brokers and real estate salespersons. Existing law authorizes the commissioner to prescribe the format and content of the written applications for the real estate broker examination, broker license, and salesperson examination.

This bill would authorize the commissioner to additionally prescribe the form and content of the application for both the real estate salesperson examination and license, and would require that each of those 4 applications require the applicant to provide a valid email address at which the bureau may contact the applicant.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

*The people of the State of California do enact as follows:*

- 1 SECTION 1. Section 10150 of the Business and Professions
- 2 Code is amended to read:

1 10150. (a) Application for the real estate broker license  
2 examination shall be made in writing to the commissioner. The  
3 commissioner may prescribe the format and content of the broker  
4 examination application. The application for the broker  
5 examination shall be accompanied by the real estate broker license  
6 examination fee.

7 (b) Persons who have been notified by the commissioner that  
8 they passed the real estate broker license examination may apply  
9 for a real estate broker license. A person applying for the broker  
10 examination may also apply for a real estate broker license.  
11 However, a license shall not be issued until the applicant passes  
12 the real estate broker license examination. If there is any change  
13 to the information contained in a real estate broker license  
14 application after the application has been submitted and before the  
15 license has been issued, the commissioner may require the applicant  
16 to submit a supplement to the application listing the changed  
17 information.

18 (c) Application for the real estate broker license shall be made  
19 in writing to the commissioner. The commissioner may prescribe  
20 the format and content of the broker license application. The  
21 application for the real estate broker license shall *require an*  
22 *applicant to provide a valid email address at which the bureau*  
23 *may contact the applicant and shall* be accompanied by the  
24 appropriate fee.

25 (d) Application for an endorsement to act as a mortgage loan  
26 originator, as defined in Section 10166.01, shall be made either  
27 electronically or in writing as directed by the commissioner. The  
28 commissioner may prescribe the format and content of the  
29 mortgage loan originator endorsement application, which shall  
30 meet the minimum requirements for licensing of a mortgage loan  
31 originator, pursuant to the Secure and Fair Enforcement for  
32 Mortgage Licensing Act of 2008 (Public Law 110-289).

33 SEC. 2. Section 10151 of the Business and Professions Code  
34 is amended to read:

35 10151. (a) Application for the real estate salesperson license  
36 examination shall be made in writing to the commissioner. The  
37 commissioner may prescribe the format and content of the  
38 salesperson examination application. The application for the  
39 salesperson examination shall *require an applicant to provide a*  
40 *valid email address at which the bureau may contact the applicant*

1 *and shall* be accompanied by the real estate salesperson license  
2 examination fee.

3 (b) Persons who have been notified by the commissioner that  
4 they passed the real estate salesperson license examination may  
5 apply for a real estate salesperson license. A person applying for  
6 the salesperson examination may also apply for a real estate  
7 salesperson license. However, a license shall not be issued until  
8 the applicant passes the real estate salesperson license examination.  
9 If there is any change to the information contained in a real estate  
10 salesperson license application after the application has been  
11 submitted and before the license has been issued, the commissioner  
12 may require the applicant to submit a supplement to the application  
13 listing the changed information.

14 (c) ~~An~~ (1) *The commissioner may prescribe the format and*  
15 *content of the application for both the examination and license.*  
16 *The application shall require the applicant to provide a valid email*  
17 *address at which the bureau may contact the applicant.*

18 (2) *An* application for the real estate salesperson license  
19 examination or for both the examination and license that is received  
20 by the commissioner on or after October 1, 2007, shall include  
21 evidence or certification, satisfactory to the commissioner, of  
22 successful completion at an accredited institution of a  
23 three-semester unit course, or the quarter equivalent thereof, or  
24 successful completion of an equivalent course of study as defined  
25 in Section 10153.5, in real estate principles as well as the successful  
26 completion at an accredited institution of a course in real estate  
27 practice and one additional course set forth in Section 10153.2,  
28 other than real estate principles, real estate practice, advanced legal  
29 aspects of real estate, advanced real estate finance, or advanced  
30 real estate appraisal. The applicant shall provide this evidence or  
31 certification to the commissioner prior to taking the real estate  
32 salesperson license examination.

33 (d) The commissioner shall waive the requirements of this  
34 section for the following applicants:

35 (1) An applicant who is a member of the State Bar of California.

36 (2) An applicant who has qualified to take the examination for  
37 an original real estate broker license by satisfying the requirements  
38 of Section 10153.2.

39 (e) Application for endorsement to act as a mortgage loan  
40 originator, as defined in Section 10166.01, shall be made either

1 electronically or in writing as directed by the commissioner. The  
2 commissioner may prescribe the format and the content of the  
3 mortgage loan originator endorsement application, which shall  
4 meet the minimum requirements for licensing of a mortgage loan  
5 originator, pursuant to the Secure and Fair Enforcement for  
6 Mortgage Licensing Act of 2008 (Public Law 110-289).

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